

Arlington Special Town Meeting — Motion to Amend

ARTICLE NO. 12

Dated: October 17, 2023

We, James Fleming and Alex Bagnall, do hereby submit the following Motion to Amend Article 12:

To amend the recommended vote of the Arlington Redevelopment Board by making the following changes to Section 5.9.4 to set the maximum height limits in the Neighborhood Multi-Family (NMF) Overlay District to four stories and forty-six feet, as originally proposed by the MBTA Communities Working Group.

So that the rows labeled “Max. Height Stories” and “Max. Height in Feet” in the table of Dimensional Requirements in Section 5.9.4(D)(10) read as:

District	MBMF on Mass. Ave	MBMF on Broadway	NMF
Max. Height Stories	4	4	3 <u>4</u>
Max. Height in Feet	52'	52'	35' <u>46'</u>

And that Section 5.9.4(E)(4) reads as:

The height with all bonuses shall not exceed 6 stories, 78 feet in the MBMF Overlay District on Massachusetts Avenue, 5 stories, 65 feet in the MBMF Overlay District on Broadway, and ~~3 stories, 35 feet~~ 4 stories, 46 feet in the NMF Overlay District.

Comment:

We file this amendment because we believe that the MBTA-C Working Group's original recommendation of a 4-story height limit in the Neighborhood District is more likely to: create homes that are lower priced than new construction homes; result in homes that support residents with different abilities; improve the town's financial health; expand the customer base for local businesses.

- 3+ dwelling buildings are subject to different building code requirements (the IBC) from one and two-family homes, such as sprinklers, that make 3-family dwellings less likely to make sense financially. Enabling a fourth story allows for additional dwellings that spread land cost out further and is more likely to result in lower prices for newly built homes.
- Per the Working Group's report to the ARB, accessibility codes make it very likely that four-story buildings will have an elevator. Allowing four stories creates the possibility of new housing with better accessibility features, an element that is a barrier to finding housing for some residents of Arlington.
- If two lots were to be combined, it is more likely that a 4-story redevelopment would contain an income-restricted dwelling because the number of dwellings would both 1) trigger town affordability requirements and 2) financially work out for the builder.
- 1,000 sqft of living space represents several hundred thousand dollars in tax base. Some town infrastructure, like sidewalks, doesn't cost more to maintain merely because more people live here. More living space means a greater tax base to fund town operations.
 - You can figure tax base per 1,000 sqft for a given property in the Arlington Assessor Database by dividing the BLDG_VAL by the RES_AREA, and multiplying by 1,000.

Respectfully submitted,

/s/ James Fleming

[James Fleming, Precinct 4]

/s/ Alexander Bagnall

[Alexander Bagnall, TMM, Precinct 9]

Date Voted: _____

Action Taken: _____